

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

707/38 Albert Road, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$480,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1707/38 Albert Rd SOUTH MELBOURNE 3205	\$480,000	18/10/2023
2	1507/38 Albert Rd SOUTH MELBOURNE 3205	\$470,000	29/11/2023
3			

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/01/2024 12:13



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1 bed 1 bathroom 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$480,000  
Median Unit Price  
December quarter 2023: \$625,000

## Comparable Properties



1707/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments  
(REI/VG)

1 bed 1 bathroom 1 car

Price: \$480,000  
Method: Private Sale  
Date: 18/10/2023  
Property Type: Apartment



1507/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments  
(REI)

1 bed 1 bathroom 1 car

Price: \$470,000  
Method: Private Sale  
Date: 29/11/2023  
Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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